



باب القصر  
BAB AL QASR  
Hotel & Residences

BAB AL QASR 51  
SEAVIEW  
RESIDENCE

By Burtville Developments



BAB AL QASR SEAVIEW RESIDENCE 51

WHERE LUXURY LIVES  
BY THE WATER



Ville 11

Ville 12

Bab Al Qasr Garden Residence 66



Bab Al Qasr Resort Residence 19

Bab Al Qasr Resort Residence 18



Bab Al Qasr Royal Residence 28



Bab Al Qasr Residence 25

Bab Al Qasr Residence 31

Bab Al Qasr Canal View Residence 22



*Where The Horizon  
Becomes Home*



## INTRODUCTION

# A NEW STANDARD OF LUXURY BY THE SEA



Bab Al Qasr Seaview Residence 51 introduces a refined waterfront lifestyle at Al Raha Beach.

Positioned within one of Abu Dhabi's most sought-after waterfront destinations, this exclusive residential address combines architectural elegance, privacy, and branded living in one distinguished setting.

Designed for those who value space, comfort, and prestige, Residence 51 offers a complete coastal experience where luxury is defined not only by design, but by the way you live every day.



BAB AL QASR BRANDED RESIDENCES

## A FIVE-STAR LIFE, EVERY DAY.



A residential project branded by Bab Al Qasr carries a story of hospitality, care, and refined living. It reflects a way of life shaped by comfort, thoughtful detail, and a deep understanding of how people experience their homes, beyond walls and finishes.

Bab Al Qasr Seaview Residence 51 draws from this legacy to offer more than a place to live. It offers reassurance, a sense of belonging, and the quiet confidence that comes with a name trusted for quality and service.

Here, everyday living is elevated, while long-term value is thoughtfully preserved. A Bab Al Qasr branded residence is designed not only to enrich the moments you live today, but to stand as an enduring investment for the years ahead, where lifestyle and lasting value come together naturally.

## À LA CARTE SERVICES

# BRING HOTEL COMFORT TO YOUR HOME



Experience the flexibility to shape your living experience around your needs, making luxury a choice.

### Personal Services

- Valet Parking
- Housekeeping
- Laundry
- Childcare Services
- In-Residence Dining
- Move-in Coordination

### Travel & Transportation

- Flight Bookings
- Airport & Ground Transfers
- Car Rentals

## EXCLUSIVE 25% DISCOUNT

### AT BAB AL QASR HOTEL

As a valued resident of Bab Al Qasr Sea View Residence 51, you enjoy complimentary access to the private beach and pool, along with a 25% discount across all hotel services, effective from the date of purchase and valid for 5 years, including:

- Best Available Rates for Hotel Rooms & Apartments
- Dining at All Hotel Restaurants
- Events and Meeting Rooms Bookings
- Allure Beauty Salon
- Ayana Spa Treatments
- Sea Hero Watersports
- Health Club Memberships



CRAFTED LINES  
OPEN HORIZONS







## 5 YEARS FREE ACCESS TO YAS BEACH



- Complimentary access to Yas Beach for up to six family members, starting from the date of purchase and valid for 5 years.
- A welcoming, family-friendly setting where residents can enjoy quality time by the sea
- The convenience of a refined coastal lifestyle just minutes from home, where everyday living is enhanced by the beauty and tranquility of the waterfront

Exclusive access to a private beach environment designed for relaxation and leisure



# EVERY RESIDENCE. FULL SEA VIEW.

Here, life unfolds in rhythm with the sea. Each residence is designed to embrace uninterrupted views, where mornings begin with soft reflections on the water and evenings settle into golden horizons. Floor-to-ceiling windows dissolve the boundary between indoors and outdoors, while spacious terraces create a natural extension of the home.



This is a place where the sea is always present, shaping a lifestyle defined by calm, light, and effortless elegance.





## Close to What Matters



3 MINS

Space 42 Arena

4 MINS

Al Raha Beach Hotel

4 MINS

Al Raha Mall

6 MINS

Zayed International Airport

7 MINS

Al Muneera

15 MINS

Yas Beach

34 MINS

Bab Al Qasr Hotel



RESIDENCE 51 DEFINED

# NO SIDE VIEWS ONLY THE HORIZON

Three sculpted residential towers rise gracefully at Al Raha Beach, defined by soft curves and balanced architectural lines that respond naturally to the coastal setting. Positioned to ensure privacy and openness, each tower is intentionally limited in scale, with only 50 residences in Tower A and 47 residences in Towers B and C, creating a more exclusive and private living environment. Together, they form a refined waterfront address shaped by proportion, clarity, and thoughtful planning.

Spacious private terraces extend each residence outdoors, featuring a private plunge pool and sunbeds. The pool becomes part of the home itself, visible from both the living room and the bedrooms, creating a seamless connection between indoor comfort and your own elevated outdoor retreat.

With a carefully designed mix of simplex, duplex, townhouses, and Sky Villas, 3.6 meter ceiling heights, and integrated triple height indoor lobby and dedicated indoor & outdoor lounge spaces for gathering and relaxation.

Residence 51 is designed not only as architecture, but as a complete living experience.



# PROJECT FACTS

## Project Name

Bab Al Qasr Seaview Residence 51

## Location

Al Raha Beach, Abu Dhabi

## Property Type

Bab Al Qasr Branded Residential Project

## Plot Area

181,783 Sq.ft.

## Landscape Coverage

82%

## Floors

Lower Ground+Ground+11 Floors+Roof

## Units Mix

2 to 5-bedroom units

## Total Units

164 Units

- 19 Townhouses
- 144 Apartments
- Tower A - 50 Apartments
- Tower B - 47 Apartments
- Tower C - 47 Apartments

## Furnishing

Fully furnished with global brands  
(Armani Casa, THE ONE Furniture, Philips, Miele, Samsung & OTIS)

## Service Charges

AED 14-16 per Sq.ft.

## Ownership

Freehold

## Retail

7 Retail Shops

## Building Coverage

18%

## Ceiling Height

3.6m slab-to-slab

## Parking Spaces

- 2-level parking with over 350 parking spaces
- 1 parking space for 2-bedroom units
- 2 parking spaces for 3&4-bedroom units
- 3 parking spaces for 5-bedroom units
- 30 dedicated EV charging spaces
- Dedicated visitor & retail parking spaces
- Valet parking service
- Convenient drop off areas for residents & guests

## Elevators

- 6 Passenger Elevators + 3 Service Lifts
- Private Elevator for Each Duplex Unit & Townhouse

## Handover

Q4/ 2029



# FROM GARDEN POOLS TO SKY INFINITY

A limited collection of just 19 five-bedroom duplex townhouses defines the most exclusive offering at Bab Al Qasr Seaview Residence 51. Set directly along the waterfront promenade, these homes combine privacy with a strong connection to the sea. Each residence includes a private garden and swimming pool, offering a rare ground-level living experience by the water. Full sea views remain present throughout, with interiors opening naturally to outdoor spaces across both levels.

A private elevator serves every home, adding comfort and ease to daily living. With three dedicated parking spaces and carefully planned layouts, these townhouses are designed for those who value space, privacy, and a clear waterfront setting. This is a rare opportunity to live directly on the promenade, in a home where the sea, the garden, and everyday life come together.





## TOWNHOUSES DESIGNED FOR WATERFRONT LIVING

Set directly along the promenade, these five-bedroom townhouses offer a rare ground-level waterfront lifestyle shaped by privacy and calm surroundings. Each home opens to a private garden and swimming pool, creating a seamless connection between indoor comfort and the rhythm of the sea. A private elevator serves both levels, while three dedicated parking spaces add everyday convenience.



Thoughtfully integrated Philips Home Automation enhances comfort and control, allowing the home to respond effortlessly to your lifestyle.

With clear views, direct promenade access, and carefully planned interiors, these residences bring together space, privacy, and the quiet elegance of living by the water.



## WAKE UP TO THE SEA FROM EVERY ROOM



Inside this waterfront townhouse, every room is designed to face the sea. Clean lines, warm materials, and full-height glass create spaces filled with light and calm views.

The interiors open naturally toward the garden and pool, bringing the outside in while maintaining a sense of privacy and comfort.

A home where the sea is part of every space.

## Indoor Amenities



Three triple height entrance lobbies (12 meters high)



Indoor gym (1,400 sq. ft.)



Indoor lounge (2,500 sq. ft., designed for relaxation & social gatherings)

# Rooftop Collection



3 Rooftop Infinity Pools



Sky yoga lawn



Rooftop Garden



Sky dining area



Floating sunbeds



Waterfront seating lounge





*MORE RESORT THAN RESIDENCE*

LIVE IN THE 18%  
ENJOY THE 82%

### Key Amenities

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1. Kids' Lagoon Pool
2. Kids Play Area
3. Jogging and Walking Tracks
4. Paddle Court
5. Floating Sunbeds
6. Pool Cabanas
7. Dine-in Pool
8. Adult Swimming Pool
9. Family Swimming Pool
10. Yoga and Meditation Area
11. Beach-Style Entry Pool
12. BBQ Dining Area
13. Movie Screen
14. Sunken Lounge with Firepit
15. Outdoor Gathering & Games Area
16. Aqua Gym
17. Rooftop Infinity Pool
18. Private Garden for Sky Villas



# LIVE HERE VACATION INCLUDED

At Bab Al Qasr Seaview Residence 51, the landscape is designed as an extension of the sea itself. Soft contours, layered greenery, and open lawns create a calm outdoor setting that flows naturally toward the waterfront.

Every element is placed with intention, from shaded seating areas to quiet garden spaces, allowing moments of relaxation to unfold in a setting defined by light, water, and natural beauty.

Here, the landscape is not separate from the experience. It becomes part of everyday living, where the horizon, the greenery, and the water come together in one continuous view.



# Landscape Features



Kids' Water Play Area



Kids Play Area



Sports Court



Jogging Track



Outdoor Gathering & Seating Areas



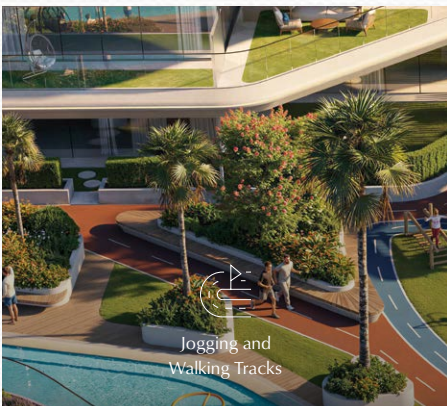
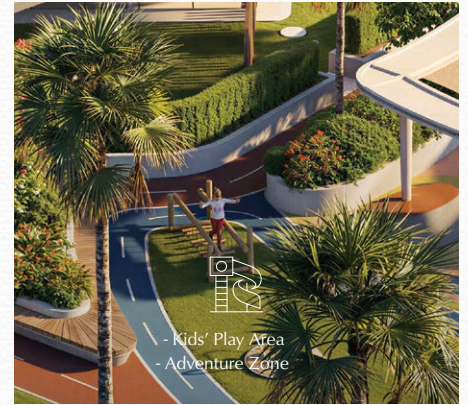
Juice Bar



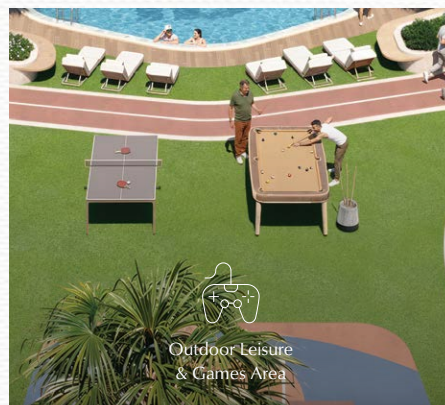
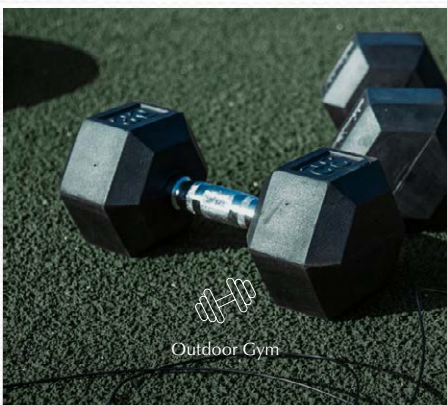




## Social & Family Areas



## Fitness & Wellness





## PRIVATE TERRACES

# ABOVE THE HORIZON WHERE SPACE MEETS THE SEA

Each unit opens onto a spacious private terrace designed as a true extension of the home. Wide, open layouts create space for outdoor dining, lounging, and quiet moments of relaxation, all framed by uninterrupted sea views.



From sunrise reflections to golden sunset skies, the horizon becomes part of daily living.

With plunge pools, sunbeds, and elegant seating areas, these terraces offer privacy, openness, and a rare sense of calm, and an elevated retreat where indoor comfort flows naturally into the beauty of the waterfront.



# YOUR PRIVATE OUTDOOR RETREAT



Curated Landscaping



Sun Loungers



Glass-Fronted Plunge Pool



BBQ Area

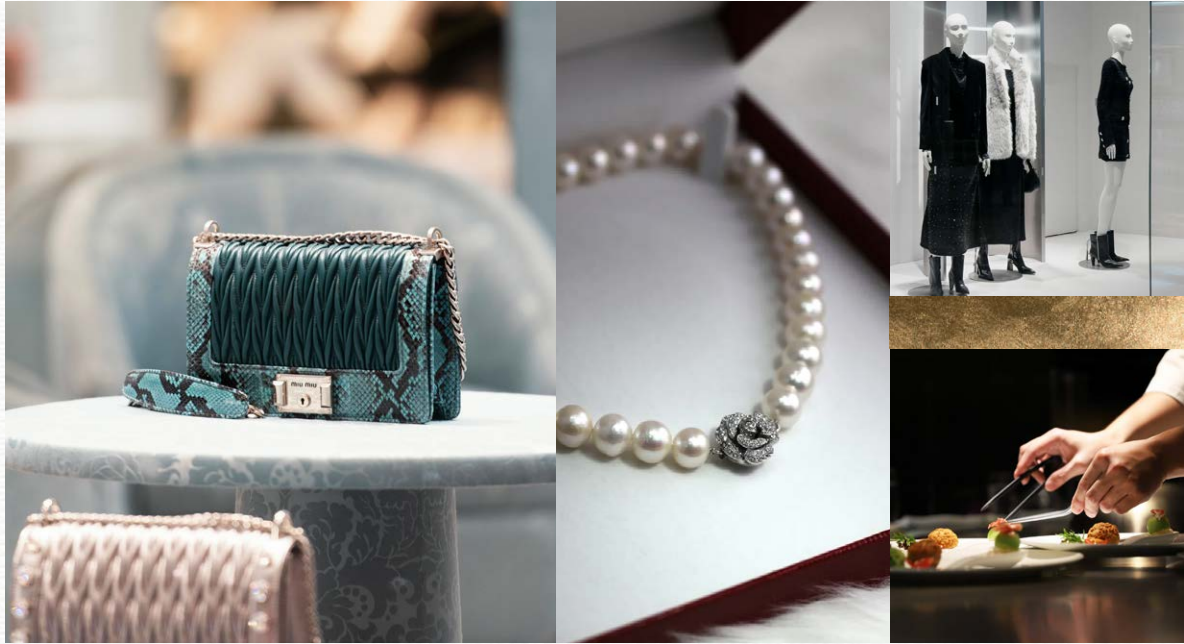


Garden Swing Seating



Private Yoga Lawn

# RETAIL SHOPS AT YOUR DOORSTEP



## Luxury Boutiques & Signature Dining on the Ground Floor

At Bab Al Qasr Seaview Residence 51, the experience of luxury extends beyond the residence itself. Inspired by the refined retail environments, the ground floor presents a carefully curated mix of elegant boutiques and signature dining destinations.

### *Selected Retail & Dining Include:*

- Italian Fine Dining Restaurant
- French Restaurant & Bistro
- Fine Jewelry Boutique
- Luxury Handbags & Leather Goods Store
- Designer Fashion Boutique
- Beachwear Collection Store
- Specialty Accessories & Watches Store

*This upscale retail and dining selection elevates daily life, offering residents a complete lifestyle experience within their own address.*

## GLOBAL BRANDS PARTNERS

# PRESTIGIOUS NAMES. PROVEN EXCELLENCE.

Every residence at Bab Al Qasr Seaview Residence 51 is designed around advanced home automation, allowing seamless control of lighting, curtains, temperature, television, entertainment systems, and sound - all responding effortlessly to your daily routine.

Complementing this smart living experience, each home is fully furnished and equipped with carefully selected global brands, including Armani Casa sanitary ware, THE ONE furniture, Philips Home Automation, Miele appliances, Samsung TVs & OTIS elevators.

Together, technology and quality craftsmanship create a residence where comfort, precision, and reliability work in perfect harmony.



**ARMANI / CASA**

Sanitary ware

**PHILIPS**

Home Automation



Furniture & Décor

**Miele**

Kitchen Appliances

**SAMSUNG**

Televisions

**OTIS**

Elevators

## ARMANI / CASA



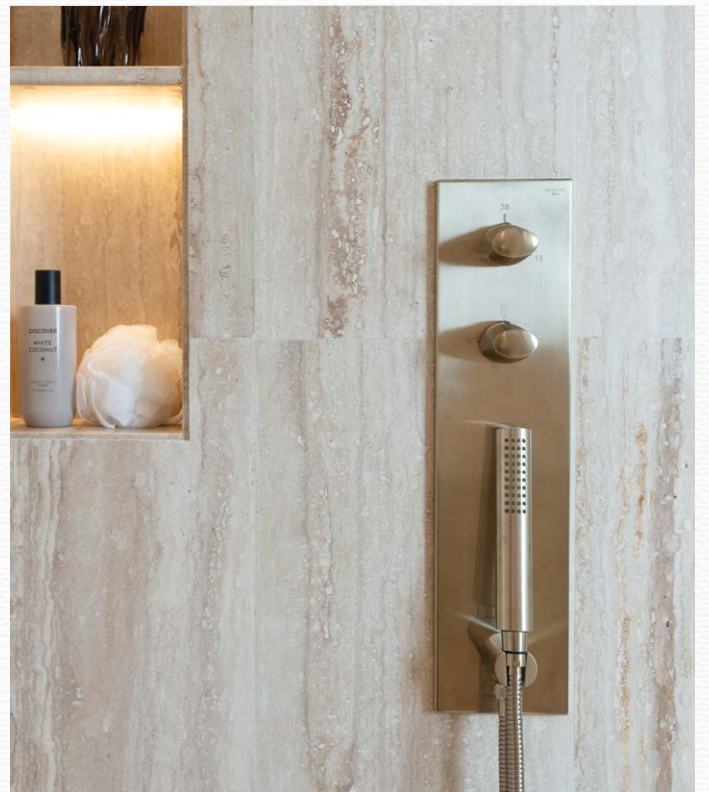
### THE FIRST PROJECT IN ABU DHABI WITH BATHROOMS BY ARMANI/CASA



As the first project in Abu Dhabi to feature Armani / Casa Italian-designed fitted bathrooms in every unit, Bab Al Qasr Seaview Residence 51 introduces a rare expression of branded luxury, where each apartment and townhouse is fully appointed with meticulously crafted Armani / Casa bathroom interiors, reflecting timeless Italian elegance, refined materials, and elevated everyday living.

Born from the vision of Giorgio Armani, one of the world's most celebrated designers, Armani/Casa extends the language of Italian elegance into the world of interior living. Defined by balance, purity of form, and meticulous craftsmanship, each creation reflects a philosophy where design is both timeless and deeply personal.

At Bab Al Qasr Seaview Residence 51, this legacy finds expression through Armani/Casa fitted bathrooms, where refined materials, understated design, and impeccable detailing transform everyday rituals into moments of quiet luxury.





FULLY FURNISHED FOR EVERYDAY COMFORT

WHERE EVERYDAY  
LIVING COMES  
FULLY DESIGNED



## 01 Living Room

Sofa Set  
Armchair  
Center Table  
Side Tables  
TV Unit  
Rug  
Artwork  
Table Lamps  
Chandelier  
Cushions

## 02 Dining Room

Dining Table  
Dining Chairs  
Rug  
Chandelier

## 03 Artwork & Accents

Artwork in Communal Corridors  
Decorative Pieces in Bathrooms  
Custom Artwork Concealing DB Panels

## 04 Master Bedroom

King-Size Bed  
Bedside Tables  
Table Lamps  
Dressing Table  
Pouf  
Mirror  
Rug  
Ceiling Lights  
Premium Mattress  
Cushions  
Artwork Selection  
Chandelier

## 05 Twin Bedrooms

Twin Beds  
Bedside Tables  
Table Lamps  
Rugs  
Premium Mattresses

## 06 Stairwell Accents

### *For Duplex Units*

Framed Artwork  
Decorative Vase  
Ceiling Lamp

## 07 Appliances & Electronics

TV- Samsung  
Washing Machine - Miele  
Electric Cooker with Hood & Oven - Miele  
Refrigerator - Miele  
Dishwasher - Miele



# Miele

GERMAN PRECISION.  
EVERYDAY  
EXCELLENCE.



At Bab Al Qasr Seaview Residence 51, every kitchen is fitted with Miele appliances, a globally respected name known for German engineering and long-lasting performance.

Designed with precision and built to the highest standards, Miele appliances combine advanced technology with refined design. From cooking and refrigeration to dishwashing and laundry, each element delivers reliability, efficiency, and quiet performance. The result is a kitchen experience defined by quality, where everyday living is supported by innovation that is made to last.



# PHILIPS

PHILIPS HOME  
AUTOMATION.  
EFFORTLESS  
CONTROL, EVERY DAY.



- Each unit is equipped with Philips Home Automation, a globally trusted brand known for innovation, reliability, and advanced smart living solutions. Seamlessly integrated into the home, the system brings together comfort, control, and modern technology through a simple and intuitive interface.
- Designed to enhance everyday living while maintaining a calm and refined atmosphere, Philips Home Automation allows residents to manage their home effortlessly through:
  - Lighting Control – Adjust brightness and ambiance to suit any time of day
  - Curtain Control – Open and close with ease for privacy and natural light
  - Temperature Control – Maintain ideal indoor comfort at all times
  - Television & Entertainment Systems – Centralized control for a seamless experience
  - Audio & Sound Systems – Integrated sound for enhanced living spaces
- Discreet in design yet powerful in performance, the system supports a lifestyle where technology works quietly in the background, elevating comfort, convenience, and everyday ease.





Travertine Marble

Mirror Accents

Walnut Wood

## DESIGN DETAILS

# TRAVERTINE UNDERFOOT. THE SEA BEYOND

Timeless Craftsmanship Inspired by Natural Elegance  
A Selection of the Finest Materials

Travertine Marble defines the character of every unit at Bab Al Qasr Seaview Residence 51. Used throughout all units, this natural stone brings depth, warmth, and a timeless presence that anchors the entire interior palette. Its subtle textures and warm tones create a refined foundation that feels both elegant and enduring.

Complementing this foundation are carefully selected materials that enhance balance and harmony within each space:

- Walnut Wood
- Mirror Accents

*Together, these elements work seamlessly to create interiors that feel layered, elegant, and thoughtfully composed, where every detail supports a unified and lasting design vision.*

# ABU DHABI

The City of Stability & Opportunity



Abu Dhabi stands as one of the UAE's most stable and forward-looking real estate markets. Property values and rental rates continue to show steady growth, particularly in prime waterfront locations, supported by strong demand and carefully planned development.

Backed by sound economic strategies, population growth, and long-term urban planning, the emirate offers freehold ownership for all nationalities, tax-free rental income, competitive yields, and world-class infrastructure. A well-regulated market environment further strengthens investor confidence. Abu Dhabi brings together growth, security, and lifestyle in one resilient and rewarding investment destination.

## AL RAHA BEACH

At Al Raha Beach, the sea becomes part of everyday life. This distinguished waterfront community offers a rare balance between serene coastal surroundings and seamless connectivity. Just minutes from Yas Island and Zayed International Airport, it provides effortless access while preserving a sense of privacy and escape.



Surrounded by leading schools and universities, premier shopping destinations, cultural landmarks, luxury hotels, and renowned restaurants, Al Raha Beach delivers a lifestyle where tranquility and city convenience exist in perfect harmony.



## BURTVILLE DEVELOPMENTS

Building Trust.  
Delivering Distinction.

Burtville Developments creates premium residential addresses in some of Abu Dhabi's most sought-after locations. With a clear commitment to quality construction, strategic site selection, and long-term value, every project is designed to stand the test of time.

Transparency in construction progress, disciplined execution, and efficiency in delivery define our approach. Each development reflects trust, precision, and a steadfast commitment to excellence, shaping residences that are as enduring as they are refined.



*Construction Has Begun*



*Construction Updates Across Our Projects As  
of March 2026*





